



Pooley Green Road, Surrey, TW20 9AL

£325,000 Leasehold



A superbly presented two bedroom second floor apartment, situated in a downsizer development for the over 55's. This high specification property offers two double bedrooms, four piece Jack and Jill bathroom, fully fitted kitchen with Bosch appliances, built-in Sharps wardrobes, two panoramic balconies, gas under floor heating and double glazing. Externally there is gated residents parking (first come first served) and landscaped communal gardens. Service charge is £2,200 p/a. Lease 991 years.

Pooley Green Road, Egham, Surrey, TW20 8AL

Stairs or lift to second floor. Own front door into:-

**ENTRANCE
HALLWAY:**

Large cupboard housing gas combi boiler, Bosch washing machine and fuse board.

**LOUNGE / DINING
ROOM:**

Coved cornice ceiling, dual aspect solar reflective double glazed windows with fitted blinds. Double glazed door onto:-

REAR BALCONY:

Timber deck and railing surround.

KITCHEN:

Range of gloss cream base and eye level units, Oak effect laminate work surfaces, integrated Bosch dishwasher and fridge / freezer, built-in Bosch electric oven and four ring ceramic hob, corner carousel unit, concealed lighting, wine rack, larder unit, stainless steel extractor hood, extractor fan. One and half bowl stainless steel sink unit with chrome mixer tap. Dual aspect double glazed windows to front and side, part tiled walls.

BEDROOM ONE:

Built-in four door Sharps wardrobe, coved cornice ceiling. double glazed door onto:-

BALCONY:

Timber deck and railing surround.

BATHROOM:

Jack and Jill doors with white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, tiled shower cubicle with glass door housing twin head chrome mixer shower, part tiled walls, chrome ladder radiator, extractor fan. Frosted double glazed window to front.

BEDROOM TWO:

Built-in four door Sharps wardrobe, coved cornice ceiling, built-in drawers. Double glazed door onto balcony.

OUTSIDE

**COMMUNAL
GROUNDS:**

Neatly landscaped gardens with various trees and shrubs, seating area. Access to bin area.

PARKING:

Residents parking on 'first come first served' basis.

SERVICE CHARGE:

£2200 per annum, including ground rent (awaiting written confirmation)

FACILITIES:

Residents lounge, coffee area, part time building superintendent

LEASE:

991 years unexpired (Awaiting written confirmation)

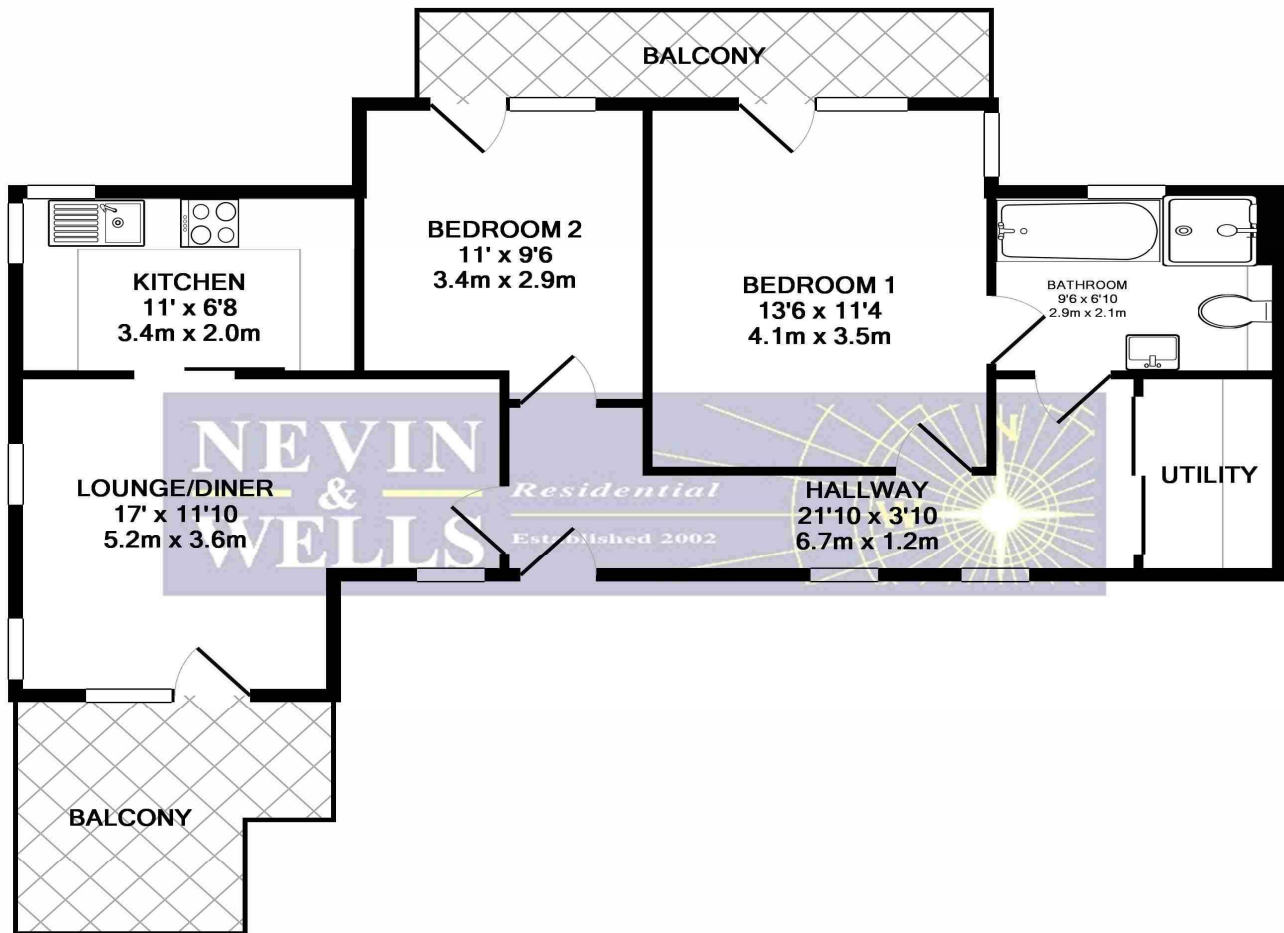
VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells residential on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOORPLAN



TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Flat 26 The Hythe Pooley Green Road EGHAM TW20 8AL		Energy rating B
Valid until 7 October 2025	Certificate number 9837-3898-7204-9605-8461	

Property type	Top-floor flat
Total floor area	61 square metres

Rules on letting this property

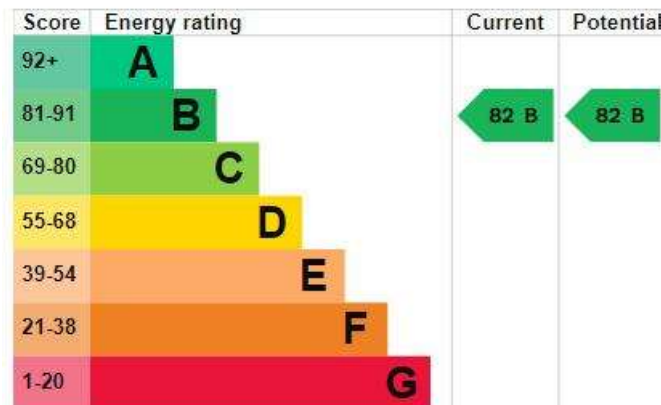
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.